



Legislation Details (With Text)

File #: 2022-2263 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 9/27/2022 **In control:** Board of Commissioners
On agenda: 2/28/2023 **Final action:** 5/23/2023
Title: COMMISSION DISTRICT(S): Commission District 1 Super District 7
Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments, at 3375 Northeast Expressway.

Indexes:

Attachments: 1. Z-22-1246093 Jan 2023 BOC Staff Report 3375 NE Expressway, 2. Z-22-1246093 Recommended Conditions, 3. Z-22-1246093 Jan PC 2023 Staff Report 3375 NE Expressway, 4. Z-22-1246093 Nov 2022 Staff Report 3375 NE Expressway

Date	Ver.	Action By	Action	Result
5/23/2023	1	Board of Commissioners	withdrawn without prejudice	Pass
2/28/2023	1	Board of Commissioners	deferred	Pass
1/26/2023	1	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
1/5/2023	1	Planning Commission		
11/17/2022	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
11/1/2022	1	Planning Commission	deferred for two full cycles	Pass

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 1 Super District 7

Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments, at 3375 Northeast Expressway.

PETITION NO: D9-2022-2263 Z-22-1246093

PROPOSED USE: Redevelopment of the site into a 775-unit multi-family residential community.

LOCATION: 3375 Northeast Expressway, Chamblee, Georgia 30341

PARCEL NO. : 18-267-01-004; 18-267-01-007; 18-267-01-008

INFO. CONTACT: Brandon White, Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments. The

property is located on the east side of Interstate 85/Northeast Expressway and the south side of Woodcock Boulevard, at 3355, 3375, and 3395 Northeast Expressway in Chamblee, Georgia. The property has approximately 1,042 feet of frontage along Interstate 85/Northeast Expressway, 290 feet of frontage along Woodcock Boulevard and contains 7.02 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 14, 2022) Denial. (Oct. 19, 2022) Deferral.

PLANNING COMMISSION: (January 5, 2023) Withdrawal without Prejudice. (November 1, 2022) Two-Cycle Deferral.

PLANNING STAFF: Withdrawal without Prejudice.

STAFF ANALYSIS: The applicant has requested withdrawal and Staff supports this request for “Withdrawal without Prejudice”. See attached Staff report for details.

PLANNING COMMISSION VOTE: (January 5, 2023) **Withdrawal without Prejudice 9-0-0.** Jon West moved, Vivian Moore seconded for Withdrawal without Prejudice, per the Applicant's request. (November 1, 2022) **Two-Cycle Deferral 6-2-0.** Jon West moved, LaSonya Osler seconded for a 2-cycle deferral to the March 2023 zoning agenda, per Staff recommendation. Vivian Moore and Jana Johnson opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 14, 2022) **Denial 8-0-1.** (Oct. 19, 2022) **Deferral 6-0-0.** Board members present voted for deferral and that the project shall not exceed 500 units, if meeting all other criteria.